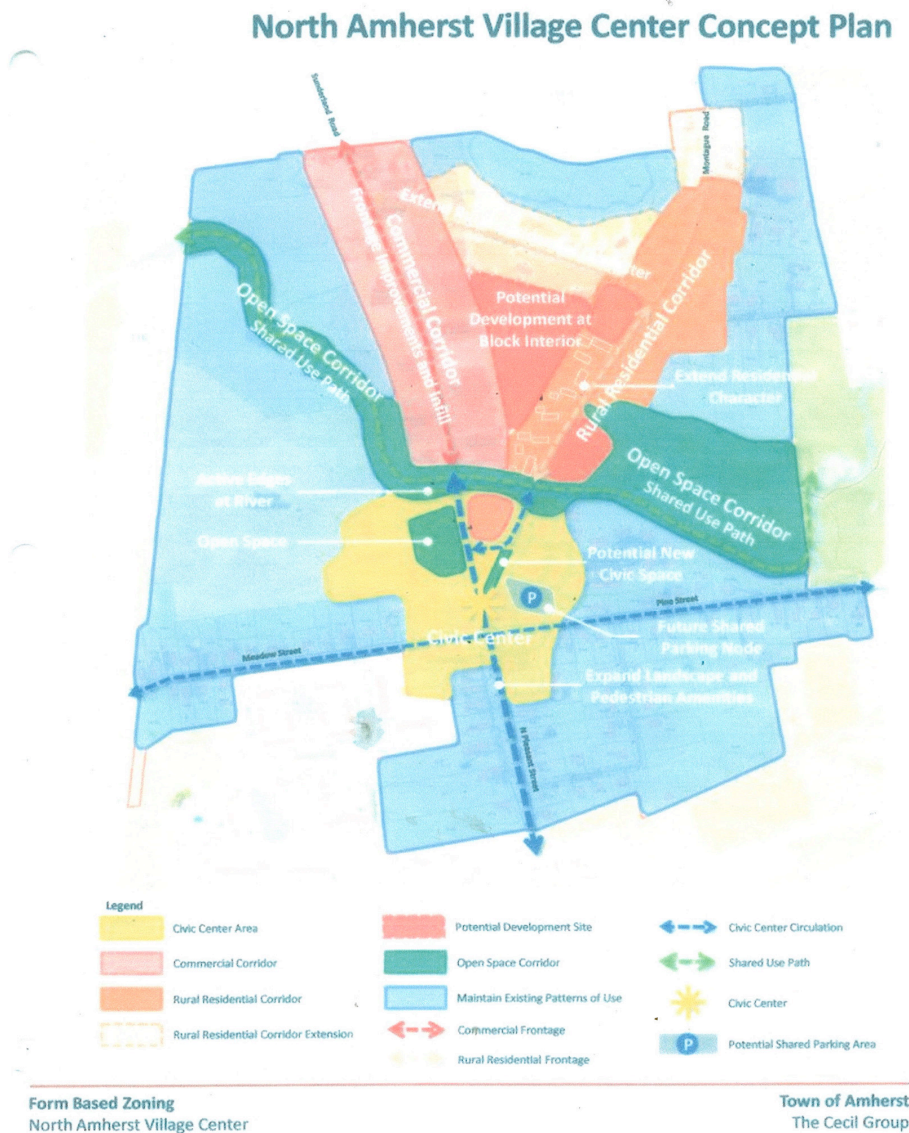


North Amherst Village Improvement Society

N.A.V.I.S.

Melissa Perot Precinct 1, member of North Amherst Village Improvement Society a citizen group involved in enhancing their neighborhood. Its members are homeowners that abut the Cowsls residential and commercial properties on Montague Rd north of the Mill River. They are joined by many others in the neighborhood and wider Amherst community in furthering the vision laid out by the Cecil Group Consultants in 2011 in a concept plan. This plan was contributed to by major local landowners, businesses, home owners, renters and the Planning Board at a cost to the town of \$60,000.



- It Included W.D. Cowls property to the north although the historical village center lies to the south of Mill River along North Pleasant Street.
- It designated Montague Rd as the residential corridor leading quickly to rural residential beyond Cowls Rd and Summer St.
- Sunderland Rd was the commercial corridor leading to 116 and Rt 91
- It created an open space corridor linking the recreation and conservation areas with a path along the river. .
- In the civic core it created a potential development site, ideal for mixed use senior apartments with balconies overlooking the stream or the field.

Navis has supported this plan through 2 Planning Board attempts to rezone for village densification that would have brought even more rentals to an area destabilized by over 83%. Navis worked with Cowls economic developer to bring Atkins fresh food market to a reconstructed cow barn, allowing Special Permits for signs and a truck entrance on R_N property to achieve it.

Navis supports the purchase of land to promote THIS vision of the future but NOT the traffic solution put forward by the Planning Board and Public works. The purpose of this purchase, is to forward a traffic plan that is NOT supported by the NAVIS neighborhood. When traffic is heavy, Joe Sacco has not complained when cars cross his lot to Sunderland Rd to approach the intersection at a right angle with better visibility. Others use the now paved Cowls Rd. to access the light from Sunderland road to avoid the intersection in front of the library. This is the direction that any new road configuration should take but it is NOT the one on the Massworks Grant application that has already been submitted to support the State funded 40B project that is far too big, too dense and too tall to fit onto 5+ acres.

CONTRARY to the Cecil Group plan, the proposed traffic reconfiguration brings commercial traffic onto a residential corridor and separates the library, (that desperately needs expansion for handicapped access and toilets), from its users that reside predominantly to the east and north.

Until the Planning Board and DPW can create a traffic plan that meets the goals and expectations of North Amherst residents and businesses, this land acquisition MUST sadly be delayed by voting NO. It is VERY painful and frustrating to do so because apart from Atkins Market, this is the closest NAVIS has got to a step in the right direction since 2011. I have to believe that, as in dancing, a step back can provide a different direction forward.

Thank you.